



CITY OF SOMERVILLE, MASSACHUSETTS
ZONING BOARD OF APPEALS
JOSEPH A. CURTATONE, MAYOR

Herbert F. Foster, Jr., Chairman
Orsola Susan Fontano, Clerk

Richard Rossetti
T.F. Scott Darling, III, Esq.
Danielle Fillis
Elaine Severino, (Alt.)

AGENDA RESULTS

Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue,
Wednesday, May 7, 2008

DECISIONS 6:00 P.M. followed by New HEARINGS

CASES CONTINUED FROM PREVIOUS HEARINGS

39 Endicott Avenue Case #ZBA 2007-66	
Applicant:	Endicott Partners, LLC
Property Owner:	Endicott Partners, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval from the Planning Board (SZO §7.3) in order to construct an eight-unit apartment building (including one affordable unit) on a 12, 504 s.f. parcel in a RB zone. Ward 7.
Date(s) of Public Hearing(s):	1/9, 1/23, 2/6, 2/20, 3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.

88 Beacon Street (Case #ZBA 2007-65)	
Applicant:	Nextel Communications of the Mid-Atlantic, Inc.
Property Owner:	88 Beacon Street Realty, Inc.
Agent:	Steven Grill, Esq.
Legal Notice:	Seek a special permit (SZO §7.11.15.3) to install a wireless communications facility on the roof of 88 Beacon Street, Somerville. Pursuant to an Order of the Superior Court, dated October 23, 2007, the Zoning Board of Appeals will conduct a <i>de novo</i> hearing on the request. See, <i>Kramer v. Ercolini et al.</i> , Superior Court C.A. No. MICV03-2174.
Date(s) of Hearing(s):	2/6, 2/20, 3/5/, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to grant Applicant's request for a continuance to May 21, 2008.

308 Beacon Street (Case #ZBA 2008-01)	
Applicant:	Basnight, Buckingham & Partners, Inc.
Property Owner:	Kyle E. Gale
Agent:	Adam Dash, Esq.
Legal Notice:	Seek Special Permit approval under SZO §4.4.1 for the alteration of a non-conforming structure. The Applicant seeks Special Permit approval under SZO §7.11.c to build a three-story, six-unit dwelling with parking underneath in a RC zone. Ward 2.
Date(s) of Public Hearing(s):	2/20, 3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.

292 Beacon Street (Case #ZBA 2008-07)	
Applicant:	Kenneth Spera
Property Owner:	Kenneth Spera
Agent:	N/A
Legal Notice:	Seeks a special permit under SZO §4.4.1 to reconstruct a nonconforming structure and allow a six-family dwelling, (SZO §7.11.1.c), as part of an approved mixed-use structure. RC zone. Ward 2.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to grant Applicant's request to withdraw the application without prejudice.

135 Willow Avenue (AKA 131 Willow Avenue) (Case #ZBA 2004-05-R0208)	
Applicant:	131 Willow Avenue, LLC
Property Owner:	131 Willow Avenue, LLC
Agent:	Adam Dash, Esq.
Legal Notice:	Seeks a revision to Special Permit 2004-05 to allow for the continued existence of the porch roof, doors and windows. RC zone. Ward 6.
Date(s) of Hearing(s):	3/5, 3/19, 4/2 & 4/16 & 5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to grant Applicant's request for a continuance to May 21, 2008.

42 Craigie Street (Case #ZBA 2008-09)	
Applicant:	Felix Consilvio, Jr.
Property Owner:	42 Craigie Street, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval under SZO §7.2 to construct two principal structures on the same lot as an existing principal structure. The applicant seeks Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable in a RB zone. Ward 3.
Date(s) of Hearing(s):	4/2, 4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval
ZBA Action:	Voted on May 7, 2008 to continue the application to June 4, 2008 in order for a community meeting to be held.

221 Beacon Street (Case #ZBA 2008-10)	
Applicant:	Dedic Andrade Development, LLC
Property Owner:	Robert Fortini
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Seek Special Permit with Site Plan Review approval under SZO §7.3 to develop eight (8) residential units containing 12.5% affordable. RB zone. Ward 2.
Date(s) of Hearing(s):	4/16 & 5/7/08
Planning Board Action:	No Planning Board report at this point.
ZBA Action:	Voted on May 7, 2008 to grant the applicant's request to continue the application to May 21, 2008.

14 Oakland Avenue (Case #ZBA 2008-14)	
Applicant:	Holly & John Simone
Property Owner:	Holly & John Simone
Agent:	N/A
Legal Notice:	Seek Special Permit approval under SZO §4.4.1 to alter a non-conforming structure in order to construct a wheelchair accessible two (2) story rear addition. RA zone. Ward 4.
Date(s) of Hearing(s):	4/16 & 5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to approve the Applicant's request for a special permit.

70 Glen Street (Case #ZBA 2005-93-R0308)	
Applicant:	Antonio Carnevale
Property Owner:	Antonio Carnevale
Agent:	N/A
Legal Notice:	Seeks a Revision to Special Permit #ZBA2005-93 to change an approved four-season room to a covered deck. RB zone. Ward 1.
Date(s) of Hearing(s):	4/16 & 5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to continue the application to May 21, 2008 in order for the Board to perform a site visit.

New Cases

1147 Broadway (Case #ZBA 2008-17)	
Applicant:	Ali Sati
Property Owner:	Shree Ganesh Realty Trust
Agent:	N/A
Legal Notice:	Seek a special permit under SZO 9.13.a and 9.13.d to provide parking on a separate lot for a restaurant use. NB zone. Ward 7.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	No Planning Board report at this time.
ZBA Action:	Voted on May 7, 2008 to grant the Applicant's request for a continuance to May 21, 2008.

460 Medford Street (Case #ZBA 2008-19)	
Applicant:	Shakeel Hossain
Property Owner:	Shakeel Hossain
Agent:	N/A
Legal Notice:	Seeks a Special Permit under 4.4.1 to construct two dormers, an entrance door, a deck on the second story, and alterations to an existing door and patio. RB zone. Ward 5.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to continue the application to May 21, 2008 to allow the Applicant to straighten out issues regarding his plans with the Planning staff.

39R Medford Street (Case #ZBA 2008-15)	
Applicant:	MetroPCS Massachusetts, LLC
Property Owner:	Bryce Greer
Agent:	Peter Cooke
Legal Notice:	Seek Special Permit Approval under SZO §7.11.15.1a for the installation of a wireless communications facility. IP zone. Ward 2.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	Recommends conditional approval
ZBA Action:	Voted on May 7, 2008 to approve the Applicant's request for a special permit.

11 Bow Street (Case #ZBA 2008-18)	
Applicant:	Pallet Café, Inc. d/b/a Bloc 11 Café
Property Owner:	Aroli Realty Trust
Agent:	Tucker Lewis
Legal Notice:	Seek a Special Permit with Design Review approval under SZO§7.11.10.2.b in order to establish outdoor seating for the existing café.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	Recommends conditional approval.
ZBA Action:	Voted on May 7, 2008 to approve the Applicant's request for a Special Permit with Design Review.

200 Innerbelt Road (Case #ZBA 2005-76-R0408)	
Applicant:	President & Fellows of Harvard College
Property Owner:	Fine Art Storage Partners
Agent:	Keypoint Partners
Legal Notice:	Seeks revisions to Special Permit #2005-76 (SZO §5.3.8) in order to erect a mechanical penthouse on the roof and replace tinted glass with clear glass. Interior floor plans will also be reconfigured. IA district. Ward 1.
Date(s) of Hearing(s):	5/7/08
Planning Board Action:	N/A
ZBA Action:	Voted on May 7, 2008 to approve the Applicant's request for a revision to Special Permit #2005-76.